

MT. JUDAH CONDOMINIUM OWNERS ASSOCIATION
P. O. BOX 11110
TRUCKEE, CA. 96162
530-587-8647

ANNUAL MEMBERS MEETING MINUTES
7/31/10
11AM Judah Lodge Bar area.

1. CALL TO ORDER.

President Chris Parker called the meeting to order at 11:08 am.

2. A quorum was established. Three Class B members and 3 Class A members were represented in person, 7 proxies were received. All proxies were appointed to the Board of Directors thus surpassing the quorum requirement. The Board of Directors present were Chris Parker, Janell Adams, Steve Beatie, Dan Gross and Bob Sullivan. The owners present were: Adrianna Pope-Sullivan, Veronica Gross and Mrs. Milner. Also present were: Pam and Rick Gardner with Sierra Mountain Management, Jamie Haddad with Village Services

3. Introductions: Steve Beatie director of almost all base operations. Chris Parker, Director of Planning & Resort Development, Janell Adams, Mt. Lincoln LLC, Rick & Pam Gardner, SMM, Bob Sullivan, Director, Dan Gross, Director, Jaime Haddad, Village Services and members, Veronica Gross, Mrs. Milner and Adrianna Pope.

4. Approval of Minutes.

Dan Gross motioned to accept the minutes from the 2009 Annual Members Meeting. Janell Adams seconded the motion. It was unanimous.

5. Members Forum:

A. Chris Parker informed the Board and Members about the new trail leading to Lake Mary that Sugar Bowl is working on. Phase one is complete the trail begins at the pedestrian bridge and goes to the Lake Mary cabin. Additional phases will be added into the trail system. The trail is for hikers and bikers. Sugar Bowl has adult mountain bikes available (as well as helmets) free of charge to members. Speak to Village Service for more information.

Chris also spoke about future plans to build a pier at Lake Mary as well as extending the beach. Adriana Pope-Sullivan suggested having an annual fishing Derby for the kids. The Sullivan's also complimented the summer kids program.

6. Old Business.

A. Heating and cooling system; Dan Gross reported on the changes and repairs to the system that has been done. A bypass valve was installed to prevent the fan coil hot water from pumping through the building 24/7. The hot tap water still needs to circulate so that it is readily available to all units.

Additionally the temperature setting for the system bringing in outside air has been adjusted to make the most of cooler outside air.

B. We will continue to look into “quiet” in unit air conditioning units that could be made available.

7. New Business:

A. 1. Building maintenance: Decks and railings will be stained in the fall after Labor Day. Owners will be notified of the date.

2. Landscaping; Adrianna Pope-Sullivan asked if more trees could be planted. The Landscaper will be contacted and asked for his recommendation and Mgt. will get back to the Board.

B. Owners are reminded that if they want snow removal done on their decks they should contact Village Service in the fall to set this up. After many large snow falls it is difficult to get in there to remove compacted snow.

C. Mrs. Milner asked about the snow removal in front of the garage on Friday evenings and Sunday afternoons. Steve Beatie said they are working to improve service. Owners may call Village Service to make sure it is cleared.

D. The garage has not been washed out this season. It will be added to the annual maintenance list by Village Service.

E. Owners are reminded that the blue bags with recyclables are to be placed in dumpsters. The disposal company goes through and pulls them out.

F. Next Board meeting has been set; Friday Oct 22, 2010, 2pm Village Hall.

8. Financial Report.

A. Rick Gardner went over the financial reports as of July 31st. A few corrections were made to the balance sheet. The snow removal line item will be removed from the budget as it is now included in the maintenance contract. In Sept. Mgt. will provide a pro-forma budget for the Board to review and then the budget will be ratified at the Oct. meeting and distributed to the members. Anyone wishing for a financial statement may contact Mgt. at any time.

9. Adjournment.

Chris moved to adjourn the meeting at 12:09 pm. Steve seconded the motion, which passed unanimously.